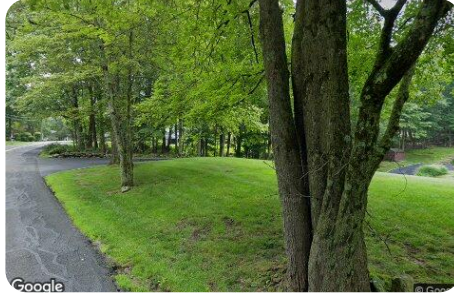


Single Family Residence **RESIDENTIAL**

39 BLUE RIDGE RD

RIDGEFIELD, CT 06877

\$869,519 TopHap Estimate · \$359 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,422 ft²

LIVING AREA

1.26 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$870K

\$782K low

\$957K high

Est. Owner Equity

\$619,519

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$11,009 (2025)
Assessed Value	\$401,940
Previous Assessed	\$401,940
Assessor Market Value	\$281,358

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	WESTERN CONNECTICUT
Lot (acres)	1.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

CLIMATE RISK

79
FLOOD

21
WILDFIRE

59
HEAT

96
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2024	Quitclaim	Quit Claim Transfer			
Sep 6, 2024	Quitclaim	Quit Claim Transfer			
Dec 8, 1992	Financing	Mortgage			\$124K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgefield High School	High	9–12	0.8 mi
Scotts Ridge Middle School	Middle	6–8	0.9 mi
Scotland Elementary School	Elementary	PK–5	1.2 mi

District: Ridgefield School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 06877

75 CRIME INDEX	113 AIR POLLUTION	28,200 POPULATION	\$170K MEDIAN IN-COME	51°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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